

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON NOVEMBER 16, 2005, AT 6:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

Members Present: Jim Keane, Geoff Armstrong, Gordon Nicholl, Tom Bowen, JoAnn Frost, Amy Rosevear, Doug Haymore

Staff Present: Community Development Director Kevin Smith, Planning Manager Michael Black, City Attorney Shane Topham, Deputy Recorder Sherry McConkey

Members Excused: Jerri Harwell, Sue Ryser

Others Present: None

6:00 P.M. Regular Meeting

1.0 Public Comment

No public comment was given.

2.0 Discussion Item - Residential Mixed Use Zone

Planning Manager Michael Black explained the purpose of the RMU Zone is to provide a zone primarily for medium to high density residential mixed-use developments, with limited commercial, institutional, office and service uses distributed on-site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main; and to enhance the accessibility of the Fort Union area and the Gateway Overlay District. Mr. Black noted that during the work session Geoff Armstrong stated the two zones are similar except for the densities, which was the impetus for having the two zones.

The commission would like some of the verbiage changed in this section and Mr. Black made note of it and stated he would bring it to the next meeting on December 7<sup>th</sup>.

3.0 Discussion Item - Commercial Mixed Use Zone

Planning Manager Michael Black explained the purpose of the CMU Zone is to provide a zone primarily for medium density residential mixed-use developments, with more commercial, institutional, office and service uses distributed on-site in a manner sensitive to the Street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the accessibility of the Fort Union area and the Gateway Overlay District.

The commission had some issues with the wording in these sections. Mr. Black made note of these changes and will revise the current proposal and get it to the commission for review prior to the next meeting on December 7<sup>th</sup>.

4.0 Discussion Item – Site Plan Review Ordinance

Planning Manager Michael Black presented the site plan review ordinance and asked for input on this topic. The purpose of this is to get the information to the public and contractors as to what they will need to apply for site plan reviews and conditional uses. This would also make a standard procedure. This item will be added to a future agenda the information given was just to get the commission information and start putting their thoughts together.

5.0 Discussion Item - Home Occupation

Planning Manager Michael Black led the discussion on Home Occupation businesses. The purpose and intent of this section of the Cottonwood Heights Code is to allow occupations, professions, activities, or uses that are clearly customary, incidental, and secondary to the residential use of the property and which do not alter the exterior of the property or affect the residential character of the neighborhood.

The Planning Commissioners went over this ordinance amendment thoroughly and made suggestions to Mr. Black who stated he would make the changes and bring this section back for additional review.

Signage and parking issues were discussed and the Planning Commissioners voiced varying opinions on the size of signs.

Doug Haymore, JoAnn Frost, Jim Keane and Gordon Nicholl are opposed to having signs allowed on home occupations.

Amy Rosevear is in favor of having signs

Jim Keane mentioned that the application process should include a sign-off by the immediate neighbors. The concern of staff is that the city would have to employ a full-time person just to follow up on these to make sure that the neighbors have been notified.

Gordon Nicholl spoke of having the hours of operation being too restrictive and that a Home Based business such as a CPA or hair dresser may have people come as late as 9 p.m.

JoAnn Frost and Amy Rosevear both agreed with Gordon on the time being too restrictive and believe it should be changed to 9 p.m.

Mr. Black and Mr. Smith stated the time issue was placed in to this chapter in an attempt to reduce traffic in the neighborhood. However, they are not opposed to the change.

JoAnn Frost believes that a criterion should be set up for traffic flows and hours.

JoAnn Frost and Tom Bowen are in favor of limiting the amount of vehicles per hour to 1.

Jim Keane asked that a definition of Home Occupation be added to this chapter.

Doug Haymore mentioned that the traffic flow should be considered heavily because the commission would need to be in agreement on this issue in order to set a standard.

Doug Haymore would propose a vehicle every ½ hour.

Average of one vehicle per hour was favored in regards to the traffic flow to the neighborhood for a Home Occupation.

Mr. Black will make revisions and bring this back to a future meeting.

6.0 Draft Review - Bus Bench Advertising Ordinance

Community Development Director Kevin Smith led a discussion on a proposed Bus Bench Ordinance and asked the commissioners for any changes in preparation of a Public Hearing. The Ordinance will move to a Public Hearing on the 7<sup>th</sup> of December and then move the City Council for approval and adoption.

The consensus of the commissioners is that the current benches in the City need to be removed and cleaned up. Advertising is allowed however it would be monitored by the City.

7.0 Approval of November 2, 2005 Minutes

Jim Keane moved to approve the minutes and was seconded by Geoff Armstrong and passed unanimously by voice vote.

8.0 Other Business-(Reports by Commissioners)

JoAnn Frost asked for an update on the Lilenquist project on Fort Union and Union Park. Mr. Black explained that the city has been working closely with this project and has given input to help the Lilenquist developer make the most of the area.

Chair Bowen requested the assistance of Gilson Engineering the day after Thanksgiving to perform a traffic study at this location.

9.0 Community Development Directors Report

City Attorney Shane Topham gave an update on the amortization plan for non-conforming uses.

Community Development Director Kevin Smith went over the latest City Council decisions.

10.0 Adjourn

JoAnn Frost moved to adjourn and seconded by Amy Rosevear with a unanimous voice vote.

Meeting adjourned at 7:50 p.m.

Approved: